

NOTES
SEE CITY OF CHARLOTTE ZONING ORDINANCE CHAPTER 11.501
FOR PROPERTY ZONED B-1(CD) SETBACKS AND RESTRICTIONS.
SEE REZONING PETITION # 90-13 FOR MODIFICATIONS TO THIS ZONING
MINIMUM SETBACK 20'
MINIMUM REAR YARD 10'

THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN PER FEMA
FIRM PANEL 3710445800J DATED 03-02-2009.

BEARINGS BASED ON MB:26-427.

THIS PROPERTY IS SUBJECT TO ALL OTHER RIGHTS-OF-WAY
AND EASEMENTS OF RECORD NOT OBSERVED AT TIME OF SURVEY

NO DIVISION OR PARTY WALLS DESIGNATED BY CLIENT.

AREAS WERE CALCULATED BY COORDINATE METHOD.
PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED IN THE MINIMUM AMOUNT OF
\$1,000,000.00 BY YWH AND A CERTIFICATE OF INSURANCE MAY BE FURNISHED UPON REQUEST.

NO WETLAND AREAS HAVE BEEN DELINEATED BY APPROPRIATE AUTHORITIES ON THIS SITE

NO OBSERVABLE EVIDENCE OF THIS AREA BEING USED AS A SOLID WASTE DUMP
SUMP OR SANITARY LANDFILL.

THIS PROPERTY LIES WITHIN McALPINE CREEK AND FOUR MILE CREEK WATERSHEDS.

IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

UNDERGROUND UTILITIES SHOWN BASED UPON SPOT'EM LOCATIONS MARKED 05/03/13

NOW OR FORMERLY
RETREAT AT
MCALPINE CREEK LLC
DEED:21633-857
TAX #223-251-17

NOW OR FORMERLY
CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
DEED:4902-136
TAX #223-253-01

LEGEND
UG - UNDERGROUND
COMM - COMMUNICATIONS CABLE
ELEC - ELECTRIC
PP - POWER POLE
LP - LIGHT POLE
BOC - BACK OF CURB
MB - MAP BOOK
CO - SEWER CLEAN OUT
DI - DROP INLET
CB - CATCH BASIN
DCB - DOUBLE CATCH BASIN
FES - FLARED END SECTION
CAB - CABINET
MECH - MECHANICALS
GM - GAS METER
LA - LANDSCAPE AREA

BEARINGS BASED ON
MB:26-427

VICINITY MAP
NO SCALE

NOW OR FORMERLY
HERSHAM MEWS
HOMEOWNERS ASSOCIATION
DEED:6602-764
TAX #223-332-99

NOW OR FORMERLY
CARLOS A. SOTO &
SARA ROSSELL SOTO
DEED:22831-756
TAX #223-331-57

NOW OR FORMERLY
EDWARD M. MORRIS &
MICHELE E. MORRIS
DEED:10410-485
TAX #223-331-56

NOW OR FORMERLY
UMER F. ABBASI &
MONA SIBLANI ABBASI
DEED:24587-819
TAX #223-331-55

NOW OR FORMERLY
JOHN F. FORMICA &
DEBORAH E. FORMICA
DEED:9216-454
TAX #223-331-54

NOW OR FORMERLY
MILAGRO GARAY &
ELVIDIO GARAY
DEED:21224-983
TAX #223-331-53

NOW OR FORMERLY
TAN LAM
DEED:19752-497
TAX #223-331-51

NOW OR FORMERLY
HERON A. RODRIGUES &
XENIA M. RODRIGUES
DEED:6080-250
TAX #223-331-50

NOW OR FORMERLY
ALEX KIKER &
STACY KIKER
DEED:25428-525
TAX #223-324-35

NOW OR FORMERLY
PHILLIP B. FURR &
PEGGY S. FURR
DEED:11759-986
TAX #223-324-41

NOW OR FORMERLY
ADRIAN Y. PENG &
LAURA ANN PENG
DEED:24981-110
TAX #223-324-34

NOW OR FORMERLY
KARA G. GUY &
JERRY C. GUY, JR.
DEED:19760-225
TAX #223-324-33

NOW OR FORMERLY
EDWARD J. McGEE &
JAQUELINE S. McGEE
CO TRUSTEES OF THE
EDWARD J. McGEE &
JAQUELINE S. McGEE
REVOCABLE TRUST
DEED:24182-436
TAX #223-324-32

TOUCHSTONE VILLAGE
PHASE 2 MAP 1
PHASE 1
MB: 26-427
NOW OR FORMERLY
TOUCHSTONE ASSOCIATES LLC
DEED:11855-259
MB:26-427
TAX #223-253-03
10.236 ACRES
9209 BAYBROOK LN

NOW OR FORMERLY
CAMDEN SUMMIT
PARTNERSHIP LP
DEED:8148-784
TAX #223-471-55

INSET
FOR SIGN EASEMENT
LOCATION ON HWY 51

PROJECT
SITE

SIGN ACCESS EASEMENT
DEED:6428-522

SIGN EASEMENT
DEED:6428-522

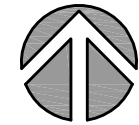
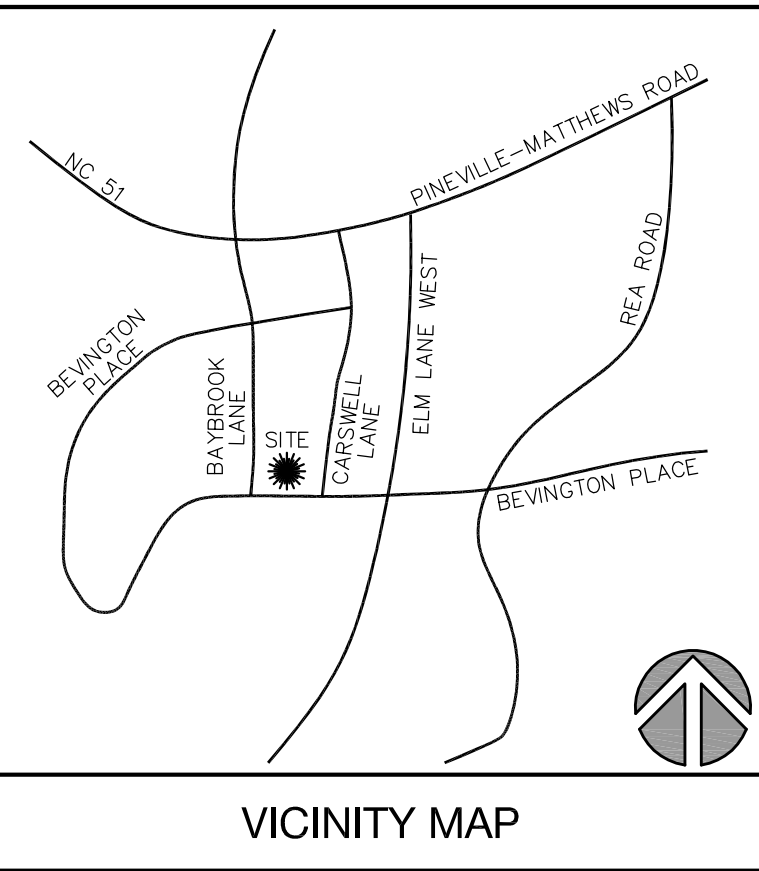
SIGN DETAIL - NO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SURVEY CERTIFIED TO:
NEVERDIE BANK, MOREHEAD TITLE COMPANY, MSP, INC.
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED
BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 2.2, 3.1, 3.15, 12.1, 12.18
OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON 05/07/2013.

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● 1764" PINE
● 1766" PINE
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● 1784" PINE
● 1786" PINE
● 1788" PINE
● 1790" PINE
● 1792" PINE
● 1794" PINE
● 1796" PINE
● 1798" PINE
● 1800" PINE
● 18



VICINITY MAP

Retract At
Malpene Creek, Lp
Deed: 21633-857
Tax #223-251-17
R-20MF

PROPERTY LINE AND
REZONING BOUNDARY
(±10.23 AC.)

BEVINGTON PLACE
(60' R/W)

BAYBROOK LANE
(60' R/W)

EX. PLANTING STRIP
(VARIABLE WIDTH) AND 4'
SIDEWALK TO REMAIN

Camden Summit
Partnership, Lp
Deed: 8146-784
Tax #223-471-55
R-20MF

EX. VEGETATION TO REMAIN
IN LANDSCAPE BUFFER

EX. ACCESS POINT TO
BE MAINTAINED

PARKING LOT TREES TO
MEET CITY TREE ORDINANCE

PROP. PARKING
(156 SPACES)

PROP. PARKING
(44 SPACES)

Touchstone Village
Phase 2 Map
Phase 1 MB: 26-427
Touchstone Associates, LLC
Deed: 11855-259
MB: 26-427
Tax #223-253-03
10.236 Acres
9209 Baybrook Ln

EXISTING VEGETATION TO REMAIN
IN EX. BUFFER, A PORTION OF
AREA TO BE UTILIZED AS
REQUIRED TREE SAVE AREA

PROPERTY LINE AND
REZONING BOUNDARY
(±10.23 AC.)

BEVINGTON PLACE
(60' R/W)

EX. PLANTING STRIP (VARIABLE
WIDTH) AND 4' SIDEWALK TO
REMAIN

EXISTING DRIVE

MOTOR COURT
WITH 7 PKG. SPACES

ENTRY
PLAZA

PROPOSED 3-STORY
OFFICE BUILDING
(±75,000 SF)

EMPLOYEE'S ENTRY
PLAZA

EXISTING PKG. LOT
TREES TO REMAIN

EXISTING PARKING
TO REMAIN
(86 SPACES)

PORTION OF EXISTING
RETAIL BUILDING TO REMAIN
(±18,000 SF)

PROPERTY LINE AND
REZONING BOUNDARY
(±10.23 AC.)

Driveway Easement
At: Shown On
MB: 26-427

100' Undisturbed
Natural Area Per
MB: 26-427

Charlotte-Mecklenburg
Board Of Education
Deed: 6902-116
Tax #223-253-01
R-15(CD)
Institutional Use

EXISTING VEGETATION TO REMAIN
IN EX. BUFFER, A PORTION OF
AREA TO BE UTILIZED AS
REQUIRED TREE SAVE AREA

PROPERTY LINE AND
REZONING BOUNDARY
(±10.23 AC.)

EXISTING DAYCARE FACILITY AND
ASSOCIATED PARKING (21 SP.)
NOT INCLUDED IN REZONING
PETITION

Milton & Pat Gottlieb Trust
Deed: 11855-259 MB: 26-427
Tax #223-253-04
B-1(CD)

Harsham Mews
Homeowners Association Inc.
Deed: 6802-764
Tax #223-332-99
R-20MF

Carlos A. Soto &
Sara Russell Soto
Deed: 21831-758
Tax #223-331-57
R-3

Edward M. Morris &
Michael E. Morris
Deed: 10410-485
Tax #223-331-56
R-3

Umer F. Abbas &
Mona Sibani Abbas
Deed: 24587-819
Tax #223-331-55
R-3

John F. Formica &
Deborah E. Formica
Deed: 9216-454
Tax #223-331-54
R-3

Miguelo Garay &
Evelio Garay
Deed: 2124-583
Tax #223-331-53
R-3

Tan Lam
Deed: 19752-497
Tax #223-331-51
R-3

Heron A. Rodrigues &
Renia M. Rodrigues
Deed: 6080-250
Tax #223-331-50
R-3

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	22325303
TOTAL SITE AREA:	10.23
ZONING:	
EXISTING:	B-1(CD)
PROPOSED:	NS (Neighborhood Svcs.)
SETBACKS:	
FRONT:	14' From B.O.C.
SIDE:	10' If Provided
REAR:	20' Adjacent to Res.
MAX. BUILDING HEIGHT:	60'
PROPOSED USE:	Office and Neighborhood Retail
VEHICULAR PARKING:	
REQUIRED:	155 Spaces (1 Sp./600 SF)
PROPOSED:	293 Spaces

Conditional Development Standards

General Provisions.

- The exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances that may be applicable to the site.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

To redevelop a portion of an obsolete neighborhood shopping center to accommodate a corporate office building.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district except as may be further limited by the specific provisions of this site plan.

Transportation

- The site will utilize the existing driveway connections to Baybrook Lane and Carswell Lane.
- Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

Reserved.

Streetscape and Landscaping

The existing buffers on the site will remain.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

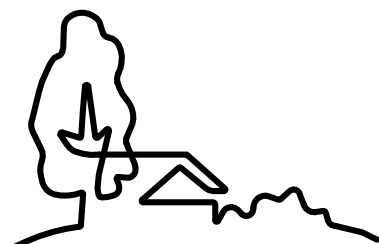
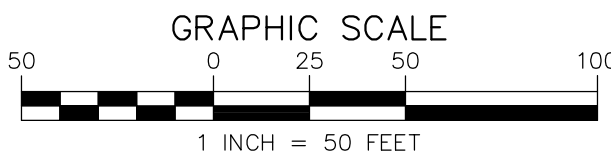
Lighting

- Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

Phasing

Reserved

REZONING PETITION #2015-XXX



URBAN DESIGN PARTNERS

1318-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com

Mr. James Sankey
Touchstone Village, LLC

Touchstone Village

Rezoning Site Plan

9209 Baybrook Lane, Charlotte, NC 28277

NO. DATE: BY: REVISIONS:

Project No: 14-065

Date: October 9, 2014

Designed by: udp

Drawn By: udp

Scale: 1" = 50'

Sheet No:

RZ-1